**2019 Springfield’s Full On War Against Rental Housing Providers**

• Rent Control – 5 different bills – ALL STOPPED!!!

• Sealing Eviction Records – STOPPED!!

• Forced Housing Voucher acceptance - Source of Income – STOPPED!!

• Reporting Rental Income to the Assessor’s Office – STOPPED!!

• Expand Protected Classes – source of income, gender identity, arrest records

• Immigrant protection

• Emotional support animals

• Crime Free Housing

• Property Tax Hikes

***Bills that have passed both houses and are expected to be signed by the Governor***

**• SB1780 –HFA3 – Amends the Human Rights Act to protect “Arrest Records” –**

Amends the Illinois Human Rights Act to include as aggrieved parties a person who is alleged or proved to have been injured by a civil rights violation or believes he or she will be injured by a civil rights violation that is about to occur.

 New category of protection for housing and employment issues:

 “Arrest record” means:

1. arrest not leading to a conviction,
2. a juvenile record,
3. criminal history record ordered expunged, sealed, or impounded…

This means a Landlord cannot refuse to rent to someone based on 1) an arrest not leading to a conviction, 2) a juvenile record, or 3) criminal history record ordered expunged, sealed, or impounded. However, Landlord can still prohibit tenant, household members and guests from engaging in unlawful activity on the premises.

Bill apparently says that we can’t inquire about or make a record of an arrest. During the debate on the Floor of the Senate, Senator Syverson was told that we can still get records. Recordings of the debate will be pulled so we can see what was actually said and can use it if needed. Sponsors claim the Bill matches HUD guidance on this – it doesn’t.

NOTE: Bill is titled “Partition of Heirs Property” – this was the original bill that was later amended.

Read the text of the bill here: <https://tinyurl.com/y2og2k9w>

Effective date once signed: January 1, 2020

**• HB 3671 Service Animals Accommodations** –Creates the Assistance Animal Integrity Act.

 Landlord may not prohibit service/support animal or charge pet fees or deposit,

 Landlord may not require tenant to carry special liability insurance for the animal.

 Landlord may require documentation of need for Emotional Support or Service Animal.

 Landlord is not liable for injuries caused by animal.

 Tenant shall cover damages caused by animal.

Remember: you may require documentation of need for an Emotional Support Animal (ESA).

Was amended by Senate to allow online diagnosis and prescription of need by almost any 3rd party.

Please read the amended bill for details: <https://tinyurl.com/y3wwpuye>

• **SB1290 – Immigrant Tenant Protection** – prohibits harassment or threats based on actual or perceived immigration or citizenship status. Tenants protected are persons with a legal or oral lease agreement, subtenancy approved by landlord or by sufferance, or law to occupy a dwelling.

Statements such as “move or I will call immigration authorities” are not acceptable.

Effective when signed by Governor. Read Here: <https://tinyurl.com/y2y78mbm>

**• HB3331 – Housing Grants to Homeless** – aims to prevent homelessness by providing assistance in the way of rent and security deposits, or mortgage payment. Total to any recipient shall in no case be greater than 6 months worth of rent or mortgage. Deadline Extended to June 30th.

**SB2052 – Blighted Buildings and Property** – allows a municipality (or specified public agency) to take action against blighted buildings and properties. Also expands aggravated criminal housing management to cover injury (currently just death). Deadline extended to June 30th.

***Bills that failed but were under serious consideration:***

**• SB1379 – Property Tax – Income Producing Property**

Opposed by IRPOA, Illinois Self Storage Assoc., and the Illinois Chamber.

Requires annual submission of Income and Expense Information on “Income Producing Property” to the County Assessor. Properties with assessed value <$100,000 would be exempt. Submit the income tax forms to assessor by a date chosen by County Assessor. Penalty for non-compliance or refusal to submit: .06% of property’s prior year market value. Ouch!

This did not pass out of the House, nor did the companion bill **HB2217**. There has been a lot of news coverage about the disappointment the Cook County Assessor has felt about its failure to pass and his inability to fairly assess large properties without the data. Likely to reappear in the future.

Full text of the Amended Bill: <https://tinyurl.com/y2n44lmt>

**• HB 2838 – Income Wage & Payment & Collection Act –**

Provides authorization for 3rd parties owed fringe or other benefits to bring a civil action to enforce liability against a direct contractor. Waivers of lien from your general contractor are inadequate for a defense. Passed in House, Modified by Senate to eliminate some of the liability of owners who hire a general contractor, or have projects cumulatively of less than $100,000. Amended version did not cleared the Senate. Strongly opposed by several groups including IRPOA and Illinois Chamber.

• Supported HB2206 – Local Residential Inspections – limits inspections to fire, medical, or police emergency or with voluntary consent of resident or owner, or with lawful warrant only.

• Opposed HB2299 – Evictions – Seal & Impound Files – did not pass out of the House.

• Opposed HB0926 – Human Rights – Source of Income – did not pass out of the House.

• Opposed HB2217 – Property Tax – Income Producing Property – see bill SB1379 above.

• Opposed HB 2919 – Short Term Rental Regulation – Prohibits local governments from prohibiting short term rentals. Requires short-term rental platforms to collect taxes – Did not pass out of the House.

• Opposed HB 2192 – “Flower’s Bill” on Rent Control – Establishes 6 rent control boards around the state. Bureaucratic nightmare with a tenant-controlled Board setting rents and controlling landlords use of property. Did not pass out of the House.

• Opposed HB 3207 – “Ortiz’s Bill” on Rent Control – Establishes a rent control board in each county. Tenant controlled Boards will set rents and control use. Did not pass out of the House

• Opposed HB0255 – Rent Control Preemption Act – Repeals the Rent Control Preemption Act opening the door for rent control to be established in any Home Rule community.

Judiciary – Civil Law Sub Committee Voted No!!! – Did not pass out of the House.

• Opposed SB2063 – Repeals Rent Control Preemption Act. Did not pass out of the Senate.

• Opposed SB0032 – Rent Control allowing communities with less than 1 million population to impose it on Mobile Home Parks. No movement – Did not pass out of the Senate.

**RENT CONTROL: We expect this issue will not go away. Proponents are well funded and seem determined to continue their push in the future. We must educate our lawmakers on the perils and fallacies of Rent Control… it has failed everywhere it is tried!**

***It’s your business we are protecting.*** ***We need YOUR to help.***

IRPOA is your state association run by volunteers - other landlords - who spend a great deal of time and effort to monitor legislation and attempt to positively affect legislation in the best interests of landlords and property investors.

If you are interested in helping, please let us know!

PLEASE donate funds to help us:

1) PAC Fund: donate funds to legislators who support our issues, and

2) Lobbyist Fund: to hire a lobbyist to work on our behalf - $25,000 annually!

PLEASE Donate to the IRPOA Lobbyist Fund and the IRPOA PAC Fund at irpoa.org

**https://ccia-info.com/legislative-1**